

Heritage Statement & Impact Assessment

THE OLD RECTORY, CHURCH LANE, WINGFIELD, WILTSHIRE, BA14 9LW

ROOF STRUCTURE & ASSOCIATED REPAIRS



Prepared for Mr Ian Gatt

by

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1.0 Introduction

CSquared have been instructed by *Ian Gatt* to prepare a Heritage Statement (HS) and Impact Assessment (IA) to support a listed building application (LBA) for essential structural repairs to the north west road side gabled roofs with associated internal repairs. In preparing this document to support the LBA, *JME Conservation Ltd* Statement of Significance and Heritage Statement dated August 2025, *Tyle Grange's* Ecological Impact Assessment dated October 2025, and *Mann Williams* Care Accredited structural engineer's plans and details dated April 2025 were used.

2.0 General Background

Brief Description of The Old Rectory and its setting:

The Old Rectory is designated Grade II Listed, list entry No. 1021892 with date of listing 14-Jun-1988. The property is designated as THE OLD RECTORY, CHURCH LANE (Fig.1). The property is understood to be late-C18 (Historic England), with later alterations and additions undertaken during the C19, C20 by the church and previous owner with most recent work completed by the current owner circa 2014 (verbal owner).

The Old Rectory is generally of traditional construction with a mixture of old stone tile, slate and concrete tiled roof coverings with leaded parapets and hidden gutters under old rebuilt brickwork chimney stacks, and modern leaded flat roofs set over modern garden and entrance lobby additions. Modern patent glazed lantern lights are set over the garden room and back lobby flat roofs.

Rainwater disposal is generally of traditional leaded valley and hidden parapet gutters discharging to generally old painted cast iron to underground drainage, which are presumed to be taken to combined foul and surface water drainage and old rainwater soakaways.

Walls are of traditional solid stone construction with a variety of pointed finishes in traditional lime and later cement mortar and are built without a damp proof course. Modern accretions are of stone faced and blockwork cavity wall construction and are presumed to be built with a damp proof course and built to current standards. Perimeter walls are in satisfactory condition considering their age, albeit old walls finished in lime and cement mortar will require repointing shortly.

Fenestration is generally of old painted timber single glazed sash and casement construction with modern double-glazed painted timber sash equivalents noted to the house and to the garden room addition. Doors are generally of old, and replacement painted solid timber, with modern double-glazed painted timber doors to the garden room.



[Fig 1] Principal south east garden front and north west roadside elevations respectively

2.1 Development of the site

The below extract is taken from *JME Ltd* Statement of significance dated August 2025.

The detailing of the Old Rectory, particularly its mansard (or gambrel) roof, is consistent with a mid to late 18th century date, suggesting that the building was extensively remodelled in the 18th century. Clearly, there would have been an earlier rectory associated with St Mary's church, and it is likely that the current building incorporates earlier fabric given its unusual plan form.

The Victoria County History entry for Wingfield records that in 1704, the churchyard and rectory together only occupied $\frac{3}{4}$ acre. This suggests that at that time the rectory had very little garden with it, although there were $6\frac{1}{2}$ acres of glebe in the 'home grounds' which were presumably the fields adjacent to the house. It was presumably these fields that were included with its garden when the house was sold in 1971.

In 1775 Reverend Edward Spencer bought the advowson and became rector. It was during his long tenure that the extensive remodelling and extension of the building took place. In 1797 he is recorded as commissioning "improvements" which included building the southwest facing extension for use as a school room and remodelling or adding the south facing principal range. By 1800 the school had 30 pupils and a full time assistant teacher. A Sunday school was also held in the Rectory and it was used for parish meetings. It was not until 1852 that a separate village school was built further to the west in Church Lane, and it is likely that the rectory school room remained in use until then. The VCH records that Thomas de Quincey was a pupil here about 1800; he appears to have been here for approximately a year, before going up to Oxford University in 1800.

Although what appears to be the rectory is shown on the 1773 Andrews and Drury map, it is not until the tithe map of 1840 that the building is shown with reasonable accuracy. The southwest extension is shown on a sketch of c.1810 presented to Edward Spencer at his retirement.

It seems likely that the principal range of the rectory was added or remodelled shortly after Edward Spencer bought the living in 1775, as it appears to be largely of one phase of construction. The pair of rear ranges may incorporate the remains of an earlier rectory, and the rubblestone used at the lower level on the side elevations of these rear ranges suggests these are a survival from an earlier rectory on the site, although internally the detailing is all of 18th century and later date.

The now largely-demolished two storey southwest extension appears to be the 1797 improvement which provided a school room for a new private school. This range was certainly in place in the early 1800's when a drawing of the rectory was made by one of the pupils and presented to Edward Spencer on his retirement. Whilst it is not entirely architecturally-accurate the basic details appear correct, confirming that the building was largely in its current form by that date.

The tithe map of 1840 confirms this and shows the plan form of the building to be very similar to its present state, and there is no change to the footprint of the buildings shown on the 1st, 2nd or 3rd edition O.S maps. By the late 19th century, photographs of the range show the roof

structure running into the rear range suggesting the drawing was not quite correct, or that the existing rear single storey wings were also originally 2 storey.

The small outbuilding set along the roadside boundary wall to the west of the house incorporates an early 18th century roof structure with cut back purlins. This has clearly been reused and may have come from the rectory during the remodelling of 1797. The building is described as a store in the 1967 dilapidations survey, and it is possible that the conversion of the upper floor to a dovecote was undertaken after the property was sold in 1971.

It is unclear when the former school building was demolished leaving only the surviving external walls on three sides and a lean-to glasshouse erected against the remaining walls. It is likely that this happened after the rectory was sold into private hands in 1971, because the dilapidations survey undertaken for the church prior to sale of the rectory mentions a substantial study off the service quarters and this is likely to have referred to the ground floor former school room within the southwest range. The lean-to greenhouse is shown in position on 1999 sales details and the current conservatory was erected after the house was sold in 1999.

The tithe map, the later Ordnance survey maps and the early 20th century photographs show the garden area round the house separated from the glebe land by parkland fencing. It is likely that the gardens were separated off from the Glebe land as part of the late 18th century improvements and that the ha-ha was constructed after the sale of the property in 1971. The two adjacent fields of pasture were transferred from Glebe land to the Rectory prior to this sale.

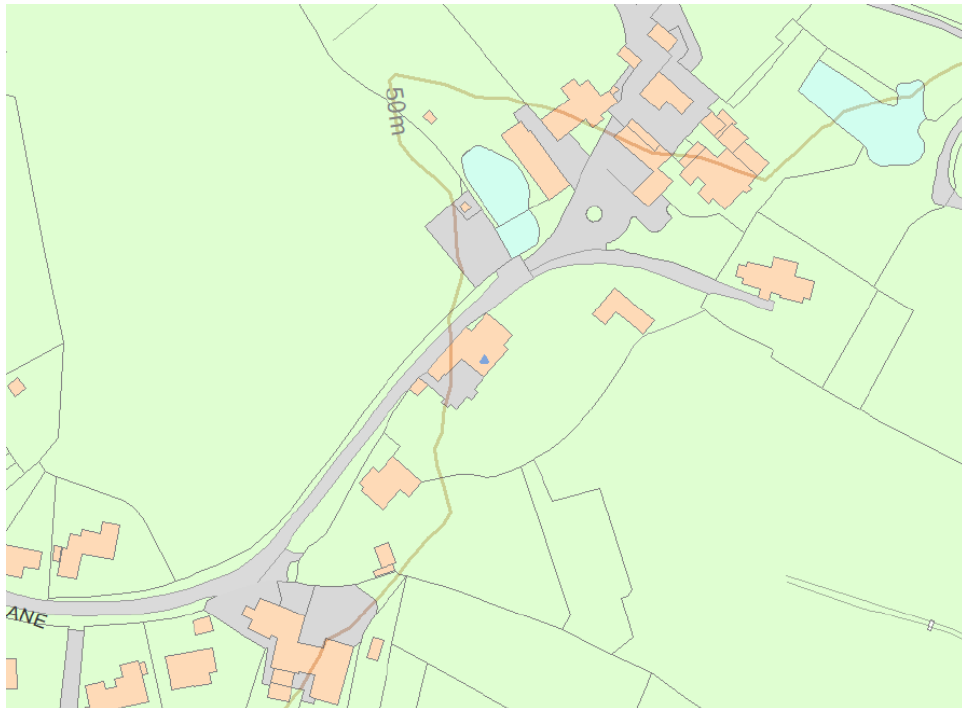
2.3 Designation Records

Relevant extracts taken from Historic England's listing description details for the property is set out below.

Rectory, now detached house. Late C18. Dressed limestone and ashlar, stone slate mansard roofs with coped verges and gable end stone and brick stacks. Two-storey and attic, 3-window front facing church. Central C20 glazed door with transom light, 12-pane tripartite sash either side in beaded architraves, first floor has central plain sash with tripartite either side, blocking course to roof, lower pitch of mansard has three 12-pane sashes. Right return now entrance front has door with 6 fielded panels, reset from main front, C19 two-storey ashlar addition with sashes. Rear facing road; two-span mansard roof to rear wing with 12-pane sashes-in beaded architraves, lean-to addition to right with 6-pane C19 sashes. Left return has C20 twelve-pane sash to ground floor, wing has sashes in beaded architraves and two sashes to lower pitch of mansard, attached C20 conservatory replaces late C19 wing. Interior has 6-panelled doors in moulded architraves, square-headed beaded stone fireplace surrounds, stairs with stick balusters and ramped handrail, Tuscan newels, rear dining room has chamfered beam, formerly the kitchen. Ceased to be occupied as the rectory in 1969.

2.4 Location and position of roofs subject to structural repairs

The below map is taken from Historic England's listing description. The Old Rectory is located centrally to the plan below:



(Historic England map – NTS Dec 2025)

The below is an extract taken from Google maps, the property and to put into context, the north west roadside gable roofs which are subject to structural repair are marked with a red dot:



(Google maps – 2026)

3.0 Planning History

Wiltshire County Council's planning record was reviewed with the following planning history noted:

15/01774/FUL - The Old Rectory Church Lane Wingfield Wiltshire BA14 9LW

Replace existing conservatory with stone build orangery. Erection of garden gazebo and associated works
02/03/2015
06/05/2015 • Closed

15/11595/FUL - The Old Rectory Church Lane Wingfield Wiltshire BA14 9LW

Conversion of stables to residential annexe and change of use of land to domestic garden
24/11/2015
07/01/2016 • Closed

15/01847/LBC - The Old Rectory Church Lane Wingfield Wiltshire BA14 9LW

Replace existing conservatory with stone build orangery. Erection of garden gazebo and associated works
02/03/2015
06/05/2015 • Closed

PL/2025/08415 - The Old Rectory, Church Lane, Wingfield, Trowbridge, BA14 9LW

Discharge of condition (four) a repointing & b mortar of planning application PL/2025/06689 (Repointing of main house south west mansard gable elevation in best quality lime mortar with a flush finish)
21/10/2025
31/10/2025 • Closed

PL/2025/06689 - The Old Rectory, Church Lane, Wingfield, Trowbridge, BA14 9LW

Repointing of main house south west mansard gable elevation in best quality lime mortar with a flush finish
12/08/2025
30/09/2025 • Closed

W/91/00062/LBC - The Old Rectory, Church Lane, Wingfield, Trowbridge, Wiltshire, BA1...

Stable building
21/01/1991
05/03/1991 • Closed

W/01/01522/FUL - The Old Rectory, Church Lane, Wingfield, Trowbridge, Wiltshire, BA1...

Change of use to garden and tennis court
20/09/2001
12/12/2001 • Closed

W/94/01094/LBC - The Old Rectory, Church Lane, Wingfield, Trowbridge, Wiltshire, BA1...

Extension to form annex
02/09/1994
27/10/1994 • Closed

W/94/01093/FUL - The Old Rectory, Church Lane, Wingfield, Trowbridge, Wiltshire, BA1...

Annex extension
02/09/1994
27/10/1994 • Closed

W/94/00052/FUL - The Old Rectory, Church Lane, Wingfield, Trowbridge, Wiltshire, BA1...

Erection of double garage
18/01/1994
21/02/1994 • Closed

W/89/00862/FUL - The Old Rectory, Church Lane, Wingfield, Trowbridge, Wiltshire, BA1...

Conversion and extension of the stable block erection of a double garage and application to discharge condition 2 of planning permission W80/0750 (linked accommodation)
09/05/1989
11/07/1989 • Closed

W/90/00258/LBC - The Old Rectory, Church Lane, Wingfield, Trowbridge, Wiltshire, BA...

The stable block - alterations and extension of stable block for residential use and erection of double garage
19/02/1990
27/03/1990 • Closed

W/91/00061/FUL - The Old Rectory, Church Lane, Wingfield, Trowbridge, Wiltshire, BA1...

Stable building ancillary to existing residential use
21/01/1991
05/03/1991 • Closed

W/88/02216/FUL - The Old Rectory, Church Lane, Wingfield, Trowbridge, Wiltshire, BA1...

Erection of a double garage
01/12/1988
24/01/1989 • Closed

W/01/00998/FUL - The Old Rectory, Church Lane, Wingfield, Trowbridge, Wiltshire, BA1...

Change of use to garden and erection of tennis court
18/06/2001
10/08/2001 • Closed

W/07/01444/FUL - The Old Rectory, Church Lane, Wingfield, Wiltshire, BA14 9LW

Alterations to an extension to the main house to form a new ground floor entrance, relocation and extension of stable building to include garaging and associated changes to the landscaping for access to garages
01/05/2007
12/11/2007 • Closed

W/07/03670/LBC - The Old Rectory, Church Lane, Wingfield, Wiltshire, BA14 9LW

Alterations to an extension to the main house to form a new ground floor entrance, relocation and extension of stable building and associated changes to landscaping
23/11/2007
08/02/2008 • Closed

W/07/03669/FUL - The Old Rectory, Church Lane, Wingfield, Wiltshire, BA14 9LW

Alterations to an extension to dwellinghouse to form a new ground floor entrance, change of use of domestic curtilage to agricultural use with relocation and extension of stable building and associated changes to landscaping
23/11/2007
08/02/2008 • Closed

W/07/01445/LBC - The Old Rectory, Church Lane, Wingfield, Wiltshire, BA14 9LW

Alterations to an extension to the main house to form a new ground floor entrance, relocation and extension of stable building to include garaging and associated changes to the landscaping for access to garages
01/05/2007
12/11/2007 • Closed

4.0 Approach and Methodology

Understanding the form and history

4.1 Proposed Works

The proposal include:

- Careful removal of C20 concrete and stone tiled roof covering to the north west roadside gables to facilitate roof structure repairs,
- Undertaking localised repairs to the roof structure in accordance with Mann Williams Care Accredited structural engineers' drawings and details,
- Reinstatement of the roof covering, with associated bat safe breathable roof membrane and stone tiled roof covering, making up missing areas of stone tiles with reclaimed or modern stone tiles to match existing,
- Repair and redecorate the existing boarded up dormer window to reinstate use,
- Associated internal works to facilitate safe access.

4.2 Existing

The Old Rectory's north west roadside double-gabled roof structure are of traditional double gable duo-pitched sawn timber construction, with some replacement rafters noted, with a mixture of traditional old stone and C20 replacement concrete tiled covering over a mixture of replacement late-C20 polythene and older style 1F bitument sarking felts.



(North west roadside gabled elevations & roof covering view)



(North west roadside gables elevation roof coverings with a mixture of old stone and replacement concrete tiled covering and boarded up dormer window)



(Roof void from main attic office accommodation with replacement reinforced polythene sheet and older style 1F bitumen felts over old roof structure with some replacement rafters noted, some timber decay noted from water penetration)



(Roof void from bedroom, with older style and deteriorating 1F bitumen felt, some timber decay noted from water penetration)



(2nd floor north west main bedroom, structural movement cracking noted beneath north west gabled roof structure)



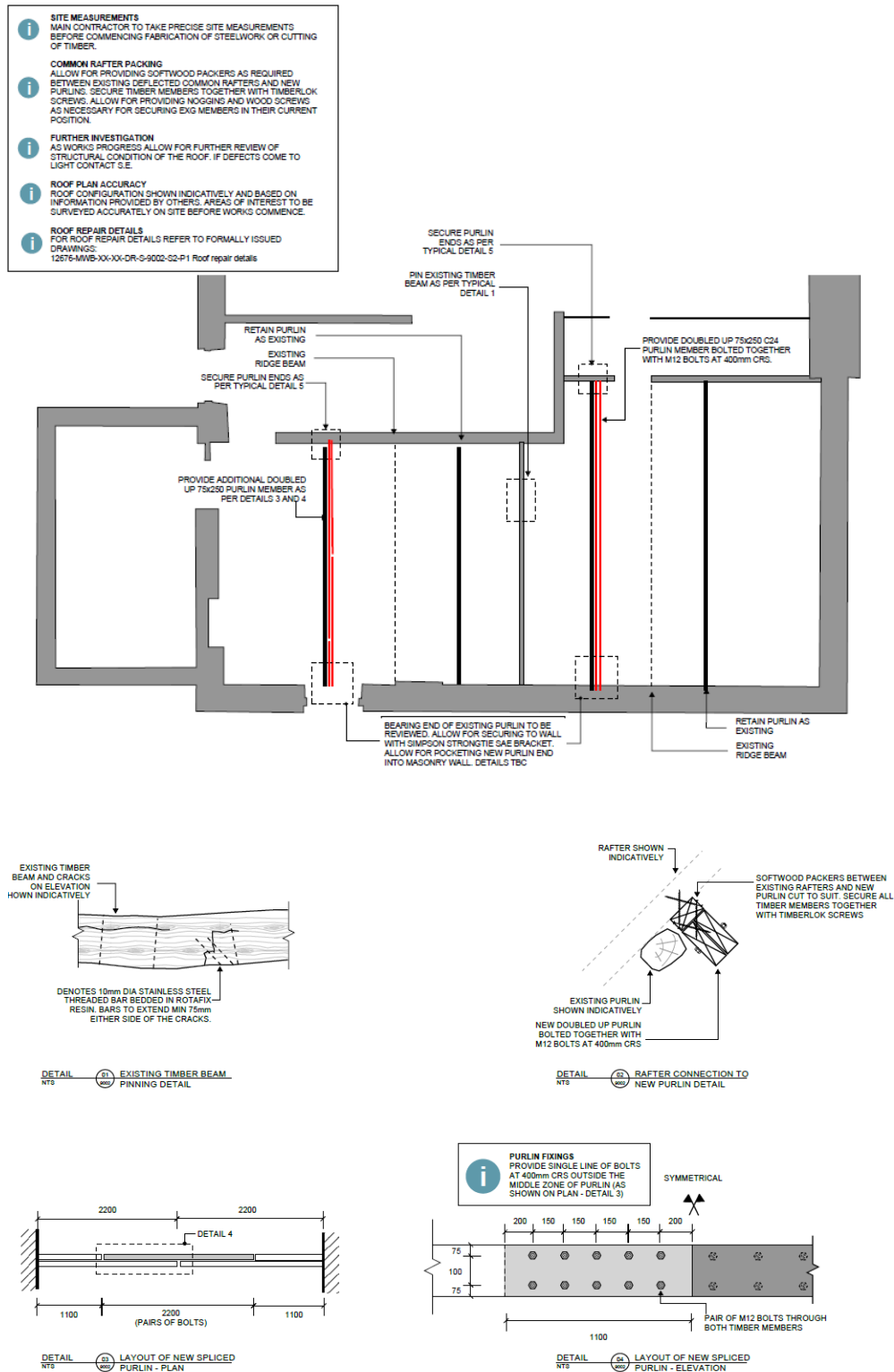
(2nd floor bathroom, below north west gables, no roof access, new roof hatch to be positioned within airing cupboard to inspect and access roof void and structure)



(2nd floor south east bedroom, cracking and water penetration noted)

4.3 Proposal & Approach

The proposal is to repair the roof structure in-situ, the work undertaken sympathetically in accordance Mann Williams Care Accredited structural engineer's drawings and details, supporting the existing roof structure with steel brackets and bolted joints, retaining much of the original old timber structure as possible. Refer Mann Williams report, drawings and details uploaded to the planning portal as part of this LBA. Extracts from the proposed roof repairs and details are below:



The work will also require the removal of the C20 concrete and old stone tiled roof covering and older style and damaged 1F bitumen felt and C20 reinforced polythene sheet sarking felts (see photograph in the report and at the Appendix), and reinstatement of modern bat-safe breathable sarking felt before reinstatement of the old stone tiles and tiles to make up to match existing:

<https://tlxinsulation.co.uk/tlx-batsafe/>

The introduction of a new roof hatch to the bathroom will enable the inspection and future maintenance of the roof structure and void over the bathroom. The new roof hatch to be positioned discretely within the bathroom.

Old and damage internal plaster ceiling and wall finishes will be repaired to match existing following completion of the roof structure repairs and a period of drying time.

4.4 Impact Assessment

The proposed repairs to the old north west roadside paired gabled roof structures are necessary now to protect the existing roof structure from further structure deformation and movement, Mann Williams report conclude:

It is understood that the intention is to maintain the roof structure in its current deformed condition. This should not be detrimental to the structural performance of the roof, subject to some additional, modern support provided, to compensate for the loss of integrity resulting from slippage of timbers off their wall pockets.

In roof space A, a new timber purlin member should be provided to prop the common rafters on the RHS. An allowance should be made for the purlin to be spliced to enable installation in the tight space. Softwood packing to the underside of the deflected rafters will be necessary to facilitate the varying levels. Steel bracketry will also be needed, to ensure the ends of the new purlin are secured on the masonry wall, mitigating the risk of new slippage due to the existing shallow pockets. New horseshow steel brackets should also be provided to secure the ends of the existing timber members where necessary. To ensure adequate robustness is reinstated, allowance should be made for providing new softwood noggins fixed with woodscrews between all existing common rafters, existing and new purlins.

The repair approach would be similar for roof space B. In this case the new purlin can be provided as single length thanks to easier construction access arrangements.

The work will protect the accommodation below the north west gabled roof range from further water penetration though C20 concrete tiled and rotten older style 1F bitumen felts, which are subject to deterioration, and to prevent further internal damage to old painted plaster and lining papered finishes and ultimately to prevent the risk of collapse on the roof structure on the owner.

The *Tyle Grange* Impact Assessment ref: 18010 R01 dated 29/ 10/ 25, forming part of this application and uploaded to the planning portal set out the following conclusions regarding ecology:

Section 4: Conclusions

- 4.1. Four statutory designated sites and six non-statutory sites were assessed. No impacts are anticipated due to the nature of the proposals.
- 4.2. The development will only affect habitats of no inherent ecological importance. As such no specific mitigation for habitats is needed.
- 4.3. The building supports multiple day roosts of common pipistrelle and a maternity roost of *Myotis* species. The roosts found can remain *in-situ*, however the works will result in the disturbance of these roosts whilst repairs are undertaken. Consequently, mitigation and licensing is proposed to ensure bats are not harmed and that suitable roost sites and conditions are maintained after works.
- 4.4. An EPS licence from Natural England will be required to enable work to be completed legally. The works to the roof and lofts should be undertaken under the licence and under the supervision of a Suitably Qualified Ecologist (SQE) with a Class Level 2 bat licence.
- 4.5. A pre-works check will be undertaken by an ECoW to determine whether active birds' nests are present within the loft void and roof. If nest(s) are present, no nests, eggs or young should be destroyed and an appropriate buffer must be instated until the chicks have been confirmed as fledged by an ECoW.
- 4.6. As such, it is concluded that, by adhering to the strategies described in this report, the proposed development of the site would be in accordance with relevant national and local planning and legal requirements that seek to protect and enhance biodiversity and important ecological features.

The report illustrates the positions of confirmed roosts, the north west elevation and roofs of which confirmed not contain roosts:



2. Retained elements

Where possible, old roof structure elements will be retained, sympathetically supported in-situ with steel brackets and bolted plates in accordance with structural engineer's drawings and details.

The old stone tiled roof covering over the north west paired gabled range will be reinstated to match existing using a combination of existing stone tiles and modern stone tiles where C20-contrate tiles have been used.

3. New work

Any replacement stone tiles will either be from a local reclamation or new to match existing of local stone, thickness, best match colour and in diminishing course size to match existing and fitted in accordance with BS5534:2015 & BS7913:2103. Modern bat-safe breathable sarking felt will be reinstated where inappropriate reinforced polythene sheet or older and now rotten 1F bitumen felts have been used, laid and secured with modern treated battens to an appropriate gauge with appropriate copper or stainless-steel round wire nail fixings.

Avoidance of Harm

It is our case that the proposed works will do no harm the significance of the heritage asset or the wider setting or negatively impact the roof structure or architectural character or ecology and will respect and enhance it modestly, enabling the use of the bedroom accommodation than the current arrangements. In preparation of the work, agreed bat mitigation measures have already been undertaken in positioning bat boxes within agreed proximity of the house.

The proposed work will protect and enhance existing property, structure and architectural character and ecology.

PHOTOGRAPHS

1.	North west roadside paired gabled roofs with a mixture of attic level bedroom, bathroom and office with walk in roof void accommodation beneath	
2.	Master bedroom set under north west gable roof range, daughter's bedroom, significant cracking to ceiling and wall plaster under roof structure	
3.	Ditto.	
4.	Ditto.	

5.	Ditto.	
6.	Bathroom set under north west gabled roof range, without roof access hatch to inspect roof structure and void, access hatch required	
7.	2nd floor bedroom set under south east gable roof range, cracked ceiling and water penetration noted	

8.	Ditto.	 A photograph showing a vertical crack in the white ceiling, extending from the corner of the room down towards the wall. A portion of a black-framed picture is visible on the right wall.
9.	Ditto.	 A photograph showing a vertical crack in the white wall. In the lower right, a white desk is partially visible with some items on it. In the lower left, a black electrical outlet is mounted on the wall.

10.	Ditto.	
11.	Ditto.	
12.	Secondary bedroom accommodation under south east roof range, cracking and water penetration noted to ceiling and wall plaster	
13.	Ditto.	

14.	Ditto.	
15.	Ditto.	
16.	North west paired gables with old stone tiled roof covering	
17.	Ditto. concrete tiles used to lower half of hidden roof slop, old dormer window boarded up	

18.	Ditto. roof covering in mid-ground, ridge and main roof structure subject to structural movement with some decay noted	
19.	Roof void 1 North east roof void Access to main attic room roof void	
20.	Ditto. general view of roof void	

21.	Ditto. modern reinforced polythene sheeted sarking felt	
22.	Ditto. older style felt now being to rot and water penetration noted	
23.	Ditto. water penetration, high moisture content to old rafters and timber decay noted	
24.	Past rot and repairs noted to ridge	

25.	Roof void 2 North west roof void Over north west main bedroom	
26.	Ditto. roof void with older style 1F bitumen sarking felt, with rotten section and water penetration noted, roof structure subject to movement	
27.	Ditto.	

28.	Rotten roof felt noted	
29.	Purling popped out of pocket, reinforcement required in accordance with Mann Williams details	
30.	Rood void 3 South east roof void Small access hatch to south east roof void	

31.	Ditto. south east roof void with comparatively modern 1F bitumen felt	

End.